



**TIFFANY & BOSCO**  
P.A.

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

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**Dated: January 03, 2011**

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR  
U.S. Bankruptcy Judge**

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-26771

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

Jesus (Jesse) F. Arvizu and c/o Connie Munoz,  
Alvina Maria Arvizu  
Debtors.

U.S. Bank, National Association  
Movant,

vs.

Jesus (Jesse) F. Arvizu and c/o Connie Munoz,  
Alvina Maria Arvizu, Debtors, Edward J. Maney,  
Trustee.

Respondents.

No. 2:10-BK-19943-GBN

Chapter 13

ORDER

(Related to Docket #23)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated February 13, 2009 and recorded in the office of the  
3 Maricopa County Recorder wherein U.S. Bank, National Association is the current beneficiary and Jesus  
4 (Jesse) F. Arvizu and c/o Connie Munoz, Alvina Maria Arvizu have an interest in, further described as:

5 The land referred to in this policy is situated in the STATE OF ARIZONA, COUNTY OF  
6 MARICOPA, CITY OF SURPRISE, and described as follows:

7 PARCEL NO.1:

8 THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE  
9 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP  
10 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
11 MARICOPA COUNTY, ARIZONA;

12 PARCEL NO. 2:

13 AN UNDIVIDED INTEREST IN AND TO THE WEST 165 FEET OF THE SOUTH 100 FEET  
14 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
15 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH,  
16 RANGE 2 WEST OF THE HILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
17 COUNTY, ARIZONA

18 Excepting therefrom that portion of land conveyed to CITY OF SURPRISE, AN ARIZONA  
19 MUNICIPAL CORPORATION by deed recorded 01122/08, as Instrument No. 2008-0056117 of  
20 official records.  
21 APN # 503-52-061C

22 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written  
23 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
24 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
25 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
26 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
to which the Debtor may convert.